

MR ANDREW WISEMAN
PRIMMER OLDS BAS
MOUNTBATTEN HOUSE
1 GROSVENOR SQUARE
SOUTHAMPTON
SO15 2JU

Application	PN/25/99720
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	Mon to Fri 8:30am to 5pm
Email	gregg.chapman.contractor@eastleigh.gov.uk

Monday 18 August 2025

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Classes M and N

Application No. PN/25/99720

In pursuance of their powers under the above Act and in accordance with your application received on Monday 14 July 2025 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

Description:	Change of use from commercial/business/service space (Use Class E) to rear and first floor to 2 x 1 bed and 1 x 2 bed flats (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A ground floor front commercial (Use Class E) unit is proposed to be retained.
Site:	25 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
Block Plan & Site Location Plan 001
Proposed Site Plan 011
Existing Floor Plan 100
Proposed Floor Plan 200

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall not be occupied until onsite provision of sheltered and secure cycle parking and bin storage has been made as shown on the plans hereby approved. The provision shall thereafter be retained and kept available.

Reason: To ensure the adequate provision of onsite facilities.

- 4 Prior to the occupation of the development hereby approved, details of a scheme for protecting the proposed dwellings from external noise shall be submitted to and approved in writing by the Local Planning Authority. Installation shall occur in accordance with the approved details prior to occupation and thereafter retained.

Reason: To protect future residents from commercial noise.

- 5 The proposed ground floor windows shall be installed prior to the occupation of the development hereby permitted for residential purposes.

Reason: To ensure an appropriate standard of amenity (adequate daylight) for future residents

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (Dec 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes